

TOWN OF NORTH HEMPSTEAD**BOARD OF ZONING APPEALS****NEW CASES****SEPTEMBER 22, 2010**

APPEAL #18939 - Kimberly Andromidas, variances 70-50.A, 70-51.A & 70-208.F to permit the maintenance of an enclosed porch to a non-conforming dwelling with insufficient front & side yard setbacks; N/side #25 School St., 595.50' E/of Harbor Rd., Port Washington, Sec. 5, Blk. A, Lots 260 & 285, R-C District.

APPEAL #18940 - Christopher Sears, variance 70-100.2.A(4) erection of a fence exceeding the permitted height; S/W/cor. #116 Bayview Ave. & McKey Ave., Port Washington, Sec. 5, Blk. 54, Lot 32, R-C District.

APPEAL #18941 - Peter Ripullone, variance 70-31 to permit maintenance of two A/C units into the required side yard setback; S/side #16 Old Hills La., 82.2' W/of Bogart Ave., Port Washington, Sec. 6, Blk. 83, Lot 8, R-A District.

APPEAL #18942 - Steven Wu, variance 70-100.2.A(2) & (4) to permit the erection of a fence exceeding the required height & the location of a fence within a front yard setback; N/W/cor. #356 Elm Dr. & Dogwood Rd., Roslyn, Sec. 7, Blk. 293, Lot 18, R-A District.

APPEAL #18943 - Dr. Timothy Chou/John J. Viscardi, R.A., request for a Determination to review the notice of disapproval issued by the Building Official or in the alternative a variance of 70-49.B to permit the maintenance of a dwelling exceeding the permitted gross floor area; S/side #5 Ashland Ave., 360' E/of New Hyde Park Rd., New Hyde Park, Sec. 8, Blk. 171, Lot 115, R-C District.

APPEAL #18944 - Michael Kerwin, variance 70-100.2.H to permit the maintenance of an A/C unit within a required side yard setback; E/side #12 Hamilton Dr., 274.29' N/of Shelter Rock Rd., Roslyn, Sec. 9, Blk. 653, Lot 5, R-A District.

APPEAL #18945 - Jeffery Cohen/JDB Realty, LLC, variances 70-55, 70-195.15.D & 70-208.F to permit the maintenance of a conversion of a dwelling to a two family dwelling with insufficient rear yard setback & the maintenance of an exterior cellar entrance, not in compliance with the New Cassel Urban Renewal District. N/E/cor. #146 Urban Ave. & Railroad Ave., Westbury, Sec. 11, Blk. 53, Lot 9-12, R-C District.

APPEAL #18946 - Hillside Islamic Center, variance 70-44 to permit the demolition of a dwelling & use of the premises as a parking lot within a residential district which is not a permitted use; E/side #1046 North 2nd St., 130' S/of Hillside Ave., New Hyde Park, Sec. 8, Blk. 3, Lot 67, R-C District.

APPEAL #18947 - PowerMotorcars, D/B/A, S & D Motor Corp. variance 70-132.A & conditional use 70-126.D to permit the use of a site for sales of automobiles, storage of vehicles into the required front yard setback & a fence exceeding the permitted height; NE/cor. #105 Northern Blvd. & Great Neck Rd., Great Neck, Sec. 2, Blk. 50, Lot 266, B-A District.

APPEAL #18948 - Eastern Mountain Sports/Pliskin Associates, variance 70-196.J(1)(b) & 70-196.J(1)(f) to permit the erection of a wall sign exceeding the permitted height above ground level & vertical measurement; N/W/cor #204-206 Glen Cove Rd. & Voice Rd., Carle Place, Sec. 9, Blk. 663, Lot 16, I-B District.

APPEAL #18949 - Country Glen, LLC/Red Robin, conditional use 70-225.B.7 to permit the alteration to an existing retail store for use as a restaurant; N/W/cor. #91 Old Country Rd. & Glen Cove Rd., Carle Place, Sec. 9, Blk. 670, Lots 27,28,31,46-52,54-55,59-60, I-B District.

APPEAL #18950 - Country Glen, LLC/Anthony's Coal Fired Pizza, variance 70-196.J(1)(f) to permit installation of a wall sign exceeding height above mean level of the ground; N/W/cor. #125 Old Country Rd. & Glen Cove Rd., Carle Place, Sec. 9, Blk. 670, Lots 27,28,31,46-52,54-55,59-60, I-B District.

ADJOURNED CASES

SEPTEMBER 22, 2010

APPEAL #18919 - Carmela Iannelli/Jason Faring, PE, variances 70-49.B&C, 70-15.A, 70-52.3B & 70-208.F to permit the maintenance of an alteration & addition to a single family dwelling exceeding the permitted gross floor area & lot coverage with insufficient side yard setback & encroachment into the required sky exposure plane; S/side #123 Bethel Rd., 182.95' W/of Dorsett Ave., Sec. 9, Blk. 113, Lot 31, R-C District.

APPEAL #18911 - 433 Main Street Realty, LLC, variances 70-148.11.B, 70-148.12.B, 70-203.4(3)(c) & 70-231 to permit the construction of a senior residence with subsurface parking exceeding the permitted dwelling unit density, number of stories, height and with insufficient minimal vertical distance to the groundwater table & parking spaces without direct access to the street; W/side #433 Main St., 1195' N/of Pine Dr., Port Washington, Sec. 5, Blk. C, Lot 430, B-W District.

RE-OPENED CASE:

SEPTEMBER 22, 2010

APPEAL #18741 - Javid Zarabi, request for a determination to review the Notice of Disapproval issued by the Building Official under Section 267.B of Town Law or in the alternative, variance 70-47.ID to permit the subdivision of a lot with insufficient lot width based on the average lot width within the block front; E/side #176 Jefferson Ave., 250' N/of Power House Rd., Roslyn Heights; Sec. 7, Blk. 47, Lot 831, R-C District. (11-18-09)